



**CONVERSE CONSULTANTS
ORANGE COUNTY**

**Consulting Engineers
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April 11, 1995

Mr. David DeFilippo
CDC - Small Business Finance Corporation
265 S. Anita Dr., Suite 130
Orange, California 92665

Post-it® Fax Note	7671	Date	4/12/95	# of pages	87
To	LUIS	From	DAVID		
Co./Dept.	OCHCA	Co.	CDC		
Phone #	667-3717	Phone #	978-1182		
Fax #	972-0749	Fax #	978-1297		

**Subject: Summary Report - Site Characterization
Fullerton Business Park North
1551 East Orangethorpe Avenue
Fullerton, California
OCHCA Case No. 94IC29
(Converse Project No. 94-42871-04)**

Dear Mr. DeFilippo:

Converse Consultants Orange County (Converse), on behalf of Red Eagle Properties, is pleased to present this Summary of Site Characterization activities which were conducted at the referenced property. This letter summarizes the recent environmental investigation results and our understanding of the extent of soil contamination.

Background

On September 7, 1994, two (2) clarifiers were removed from the subject property. Tetrachloroethene (PCE) and total recoverable petroleum hydrocarbons soil contamination was detected beneath only the southern clarifier. The analytical tests from the soil samples collected from beneath the northern clarifier revealed that the soil was not impacted. The results were presented in our report dated October 18, 1994.

On October 21, 1994, Converse advanced one (1) soil boring, using a Geoprobe Systems sampling technique, to a depth of approximately 40 feet below ground surface (bgs) in the center of the former southern clarifier location. Low concentrations of PCE soil contamination (less than 50 ppb) were detected in the subsurface soils to a depth of 30 feet bgs. The results were presented to the Orange County Health Care Agency (OCHCA) in our report dated November 11, 1994. The OCHCA is the lead regulatory agency for this environmental issue. It should be noted that Converse estimated, based on available data, that ground water could be encountered under the referenced property at a depth of approximately 60 feet bgs.

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On December 2, 1994, Converse advanced six (6) additional soil borings, using a Geoprobe Systems sampling technique to depths of approximately 40 feet bgs. The analytical results from the soil samples collected from the borings revealed decreasing PCE soil contamination with depth (PCE concentrations less than 60 ppb at 40 feet bgs).

On December 14, 1994 OCHCA issued a letter, stating that, based on the available soil contamination data, soil remediation would be required, since the detected PCE concentrations could pose an excess lifetime cancer risk (ELCR) greater than the acceptable 1 in a 1,000,000 level. OCHCA also requested verification of the depth to first ground water, and if necessary, a ground water investigation plan. The December 1994 OCHCA letter is enclosed.

On January 9 through 11, 1995, Converse advanced (9) additional soil borings, using a Geoprobe Systems sampling technique, on the property. The work was conducted in an attempt to delineate the vertical and lateral extent of soil contamination. The analytical results from the soil samples collected from the borings revealed decreasing PCE soil contamination with depth (PCE concentrations less than 60 ppb at 40 feet bgs). The results were presented in our report submitted to OCHCA dated January 26, 1994. For a summary of the soil analytical data, see Table No. 1.

March 1995 Field Activities

On March 2 and March 7, 1995, Converse advanced two deep soil borings using a truck mounted Hollow Stem Auger (HSA) method to attempt to verify depth to water and, if necessary, install three (3) monitoring wells. The borings were advanced to a depth of approximately 115 feet (bgs) and first ground water was encountered at a depth of approximately 114 feet (bgs). Soil samples were collected at 5 foot intervals, starting at 5 feet (bgs), for submittal to a state certified laboratory for chemical analyses.

The soil analytical results revealed that the soil contamination extends to a depth of only 65 feet bgs. The soil samples which were analyzed from depths greater than 65 feet bgs did not reveal concentrations of PCE. Based on the actual depth to water and the recent soil analytical data, no ground water monitoring wells were installed as none are considered by us to be needed. Converse is in the process of preparing a summary report of our findings. The report will be issued to OCHCA by about March 21, 1995.

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Conclusions

The highest concentrations of PCE, above 20,000 ppb, found in the soil occur to the west and northwest of the former clarifier at depths of 15 to 25 feet bgs. At depths of 30 to 35 feet bgs, PCE concentrations were detected from nondetect to 17,500 ppb. PCE concentrations decrease significantly at the depth interval of 40 to 55 feet bgs, ranging from non-detect to 52 ppb. PCE concentrations range from 110 to 180 ppb at 60 feet bgs, with decreasing concentrations (nondetect to 7 ppb) at 65 feet bgs. The analytical results from the soil samples collected from the two deep borings drilled in March 1995 revealed no detectable concentrations of PCE soil contamination below 65 feet bgs, to a depth of 105 feet bgs (10 feet above first water encountered).

Based on the findings from the additional characterization activities, it appears that contamination of the soil from PCE has essentially been defined laterally to the west and northwest of the former clarifier. The vertical extent of PCE has been determined, with the deepest detectable PCE concentrations reported at 65 feet bgs, with the highest PCE concentrations occurring at depths shallower than 30 feet bgs.

The analytical evidence presented above, along with the local geological data, does not indicate that the former clarifier at the subject property has impacted the ground water.

Recommendations

As discussed with Red Eagle Properties, Converse will contact OCHCA to discuss the necessary soil remediation requirements to reduce the excess lifetime cancer risk (ELCR) to acceptable levels, and will present a remedial action plan to OCHCA, probably including a vapor extraction and treatment system (and possible bioremediation) to remediate the documented soil contamination.

Limitations

The findings presented herein are based on our evaluation of currently available data and were prepared in accordance with generally accepted environmental principles common to the local area in which we practice. We make no other warranty, either expressed or implied.

Converse is not responsible for the accuracy of information provided by others. This report should not be regarded as a guarantee that no subsurface contamination is present at the property beyond what has been disclosed. There may be subsurface conditions that cannot be reasonably predicted with the services performed to-date.

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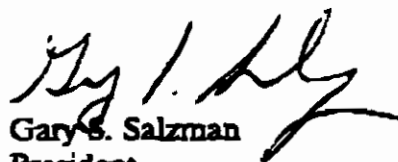
If you have any questions concerning this summary report, please contact Henry Ames at (714) 453-2880.

Sincerely,

CONVERSE CONSULTANTS ORANGE COUNTY



Henry B. Ames
Project Geologist



Gary S. Salzman
President

SSM/HBA/GSS

Enclosure: Table No. 1 - PCE Concentrations in Soil
Figure No. 1 - Site Map
Figure No. 2 - Boring Location Map
Orange County Health Care Agency,
Additional Site Characterization Letter (2 pages)

cc: Mr. Mark Boen - Red Eagle Properties
Mr. Gene Rosecrans - Community Bank

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Revised: 25-JAN-95

PM: JMB

TABLE 1

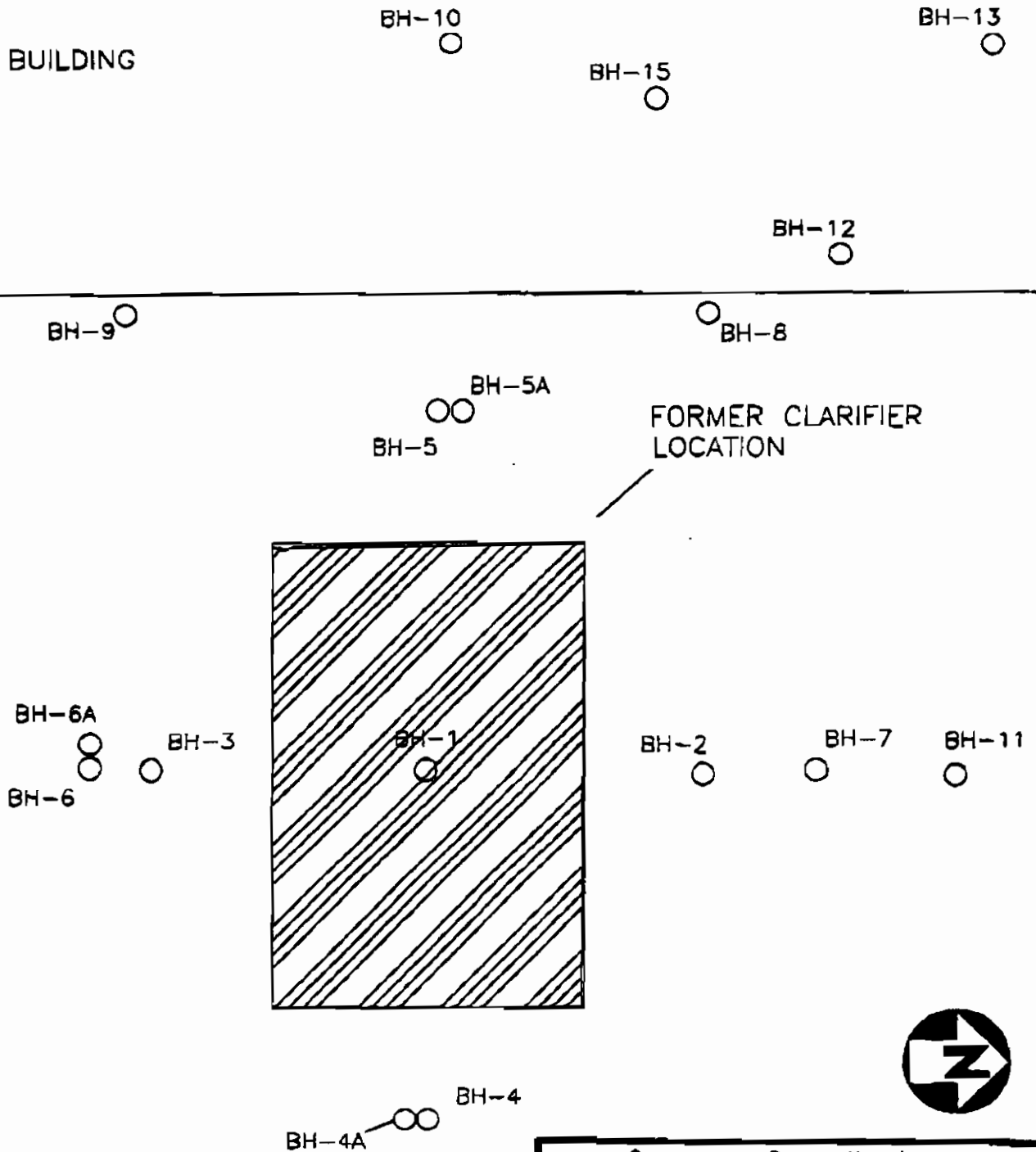
PCE CONCENTRATIONS IN SOIL SAMPLES
 FULLERTON BUSINESS PARK MONITOR
 (Converse Project No. 94-42871-03)

DEPTH OF SAMPLE (FT)	BH-1	BH-2	BH-3	BH-4	BH-4A	BH-5	BH-5A	BH-6	BH-6A	BH-7	BH-8	BH-9	BH-10	BH-11	BH-12	BH-13
15	ND	3,500	270	ND	--	84,500	--	ND	--	150	32,000	ND	570	31	190	148
20	17	320	ND	--	ND	96,000	--	--	ND	130	26,000	ND	ND	19	ND	16
25	ND	1,950	8,000	--	12	88,000	--	--	20	ND	92,000	18,000	ND	100	41	15
30	36	ND	--	--	23	--	17,500	--	56	--	15,000	ND	ND	29	11	ND
35	ND	ND	--	--	39	--	1,070	--	ND	--	ND	ND	ND	ND	ND	ND
40	ND	ND	--	--	52	--	28	--	ND	--	ND	ND	45	16	50	ND

Reported in parts per billion (ug/kg, ppb)

ND = Not Detected

-- = Sample not obtained



NOTE:

This figure is part of Converse Consultants Orange County report dated _____.



Converse Consultants
Orange County

Consulting Engineering
and Applied Sciences

SITE LAYOUT MAP

Fullerton Business Park North
1551 East Orangethorpe Avenue
Fullerton, California

DATE: 4/11/95

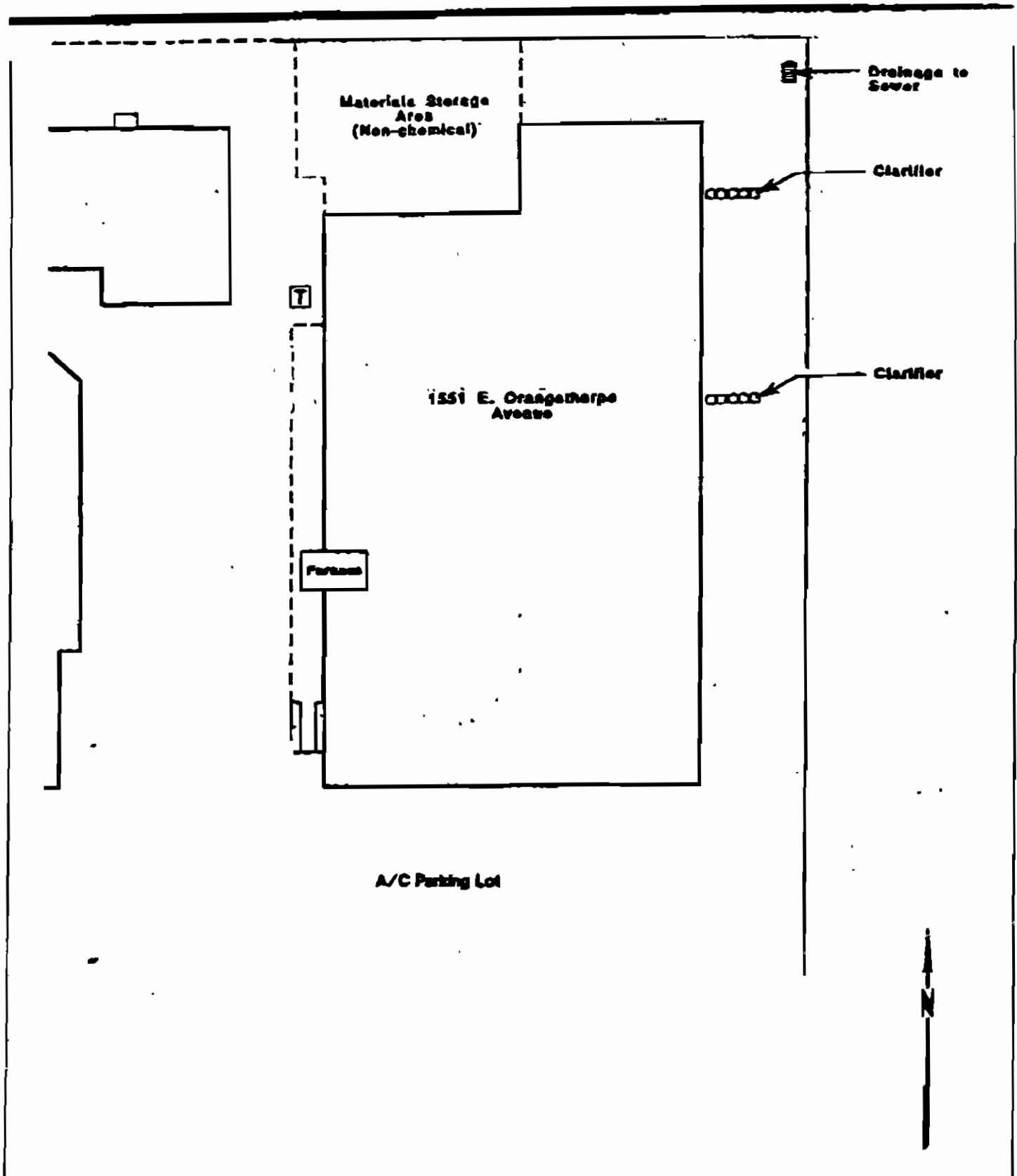
PROJECT NO: 9442871-04

FIGURE NO:

SCALE: 1" = 8'

CHECKED BY: WBA

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SITE MAP

CLARIFIER REMOVAL AND SOIL ANALYSIS
1551 East Orangetherpe Avenue
Fullerton, California

Project No.

94-42871-04

Figure No.

1



Converse Consultants
Orange County

Geotechnical Engineering
 and Applied Sciences